



Research Summary

Pennsylvania Economy League

CENTRAL DIVISION

September 2000

Northampton County

SCHOOL REAL ESTATE TAX LEVIES FOR 2000 RISE BY 7.6 PERCENT SINCE LAST YEAR AND BY 39.9 PERCENT IN THE PAST FIVE YEARS

Gross real estate tax levies for the year 2000 in Northampton County's eight school districts total \$192,849,798, which is \$13,575,585 or 7.6 percent higher than in 1999. (The gross real estate tax levy is the potential tax yield based on millages and certified taxable valuations; it is not necessarily the amount of real estate tax revenues budgeted by jurisdictions or the amount which they expect to receive.)

Real estate tax levies rose in each of the county's districts between 1999 and 2000 because of increases in millage rates and/or higher assessed valuations. The largest dollar increases occurred in Bethlehem Area (\$4,632,075) and Easton Area (\$3,305,618). On a proportionate basis the largest increases since last year were recorded in Easton Area (10.4 percent) and Saucon Valley (14.8 percent).

In addition to new construction, demolitions, and the natural appreciation and depreciation of properties which can influence the change in the assessed valuation of a county, its school districts, and its municipalities from year to year, assessed valuations in Northampton County for the year 2000 (and, in conjunction with the real estate tax millages, perhaps the gross tax levies as well) have been influenced by several significant events: the deregulation of public utilities in the Commonwealth (and the resulting shift in their properties from tax-exempt to taxable status); changes in Pennsylvania's "Clean and Green" legislation (which expands the eligibility for preferential assessment to include farm property previously excluded from consideration for tax exemption); and the implementation of Pennsylvania's Keystone Opportunity Zone (KOZ) program (which is designed to encourage businesses and individuals to remain in or to move into these designated areas by providing tax incentives including exemption from real estate taxation).

The deregulation of utilities is believed to have increased the assessed valuation countywide and in some school districts and municipalities, but, as a by-product of deregulation, all jurisdictions will experience a loss in revenue from the state as part of the Public Utility Realty Tax (PURTA) program. Conversely, the change in the "Clean and Green" legislation and the new KOZ program have reduced the assessed valuation for selected properties in some school districts and municipalities as well as the county as a whole. While the specific impacts of these factors differ from jurisdiction to jurisdiction, combined, it is believed that they have had

a noticeable effect on the total value of taxable property in Northampton County for the year 2000.

For the five-year period beginning in 1995, the real estate tax levies of Northampton's eight school districts rose by \$55,041,837 or 39.9 percent. Levies increased in each of the county's districts during this period ranging from \$1,173,587 in Pen Argyl Area to \$18,231,299 in Bethlehem Area. The largest proportionate increases during the five-year period occurred in Easton Area (47.0 percent), Nazareth Area (50.9 percent), and Saucon Valley (75.1 percent); the smallest proportionate increase was in Pen Argyl Area (18.1 percent).

School district real estate tax levies for the year 2000 range from \$7,643,074 in Pen Argyl Area to \$66,144,970 in Bethlehem Area; in 1995 the range was from \$6,469,487 in Pen Argyl Area to \$47,913,671 in Bethlehem Area. (See Table 1.)

Table 1

Change in School District Gross Real Estate Tax Levies—2000

School District	2000 Gross Tax Levy	Change 1999 to 2000		Change 1995 to 2000	
		\$	%	\$	%
Bangor Area	\$ 14,823,560	\$ 573,656	4.0%	\$ 3,993,468	36.9%
Bethlehem Area	66,144,970	4,632,075	7.5	18,231,299	38.1
Easton Area	35,184,360	3,305,618	10.4	11,253,105	47.0
Nazareth Area	21,886,711	1,351,739	6.6	7,385,330	50.9
Northampton Area	23,019,046	1,121,547	5.1	5,173,732	29.0
Pen Argyl Area	7,643,074	286,967	3.9	1,173,587	18.1
Saucon Valley	14,679,683	1,894,026	14.8	6,294,412	75.1
Wilson Area	<u>9,468,394</u>	<u>409,957</u>	4.5	<u>1,536,904</u>	19.4
Total	\$192,849,798	\$13,575,585	7.6%	\$55,041,837	39.9%

Real estate tax millages increased in each of the county's eight school districts between 1999 and 2000. The largest absolute and proportionate increases were recorded in Bethlehem Area (1.93 mills or 7.4 percent), Easton Area (1.81 mills or 5.9 percent), and in Saucon Valley (2.94 mills or 9.9 percent). The smallest increases occurred in Bangor Area (1.00 mill or 3.0 percent) and Northampton Area (1.00 mill or 3.9 percent).

For the five-year period beginning in 1995, school millages also increased in each of the eight districts. The increases during this period ranged from 2.09 mills or 8.1 percent in Pen Argyl Area to 11.23 mills or 52.6 percent in Saucon Valley.

Millage rates for the year 2000 among Northampton's districts range from 26.74 mills in Northampton Area to 34.60 mills in both Bangor Area and Nazareth Area; the range in 1995 was from 21.33 mills in Saucon Valley to 27.90 mills in Wilson Area. (See Table 2.)

Table 2

Change in School District Real Estate Tax Millages—2000

School District	2000	Change 1999 to 2000		Change 1995 to 2000	
	Millage	Mills	%	Mills	%
Bangor Area	34.60	1.00	3.0%	8.10	30.6%
Bethlehem Area	28.07	1.93	7.4	6.23	28.5
Easton Area	32.34	1.81	5.9	7.91	32.4
Nazareth Area	34.60	1.75	5.3	8.22	31.2
Northampton Area	26.74	1.00	3.9	3.91	17.1
Pen Argyl Area	27.84	1.04	3.9	2.09	8.1
Saucon Valley	32.56	2.94	9.9	11.23	52.6
Wilson Area	32.20	1.50	4.9	4.30	15.4

Assessed valuations of taxable property for the year 2000 increased in seven of the county’s school districts. Dollar increases ranged from \$54,100 in Pen Argyl Area to \$32,489,600 in the Northampton County portion of Bethlehem Area. Other large absolute increases were recorded in the Northampton County portion of Easton Area (\$21,169,700) and in Saucon Valley (\$19,194,000). The largest proportionate increase in assessed valuation between 1999 and 2000 occurred in Saucon Valley (4.4 percent); the smallest was in Pen Argyl Area (less than 0.1 percent). The sole decrease in assessed valuation since last year was recorded in Wilson Area (\$1,013,600 or 0.3 percent).

For the five-year period beginning in 1995, assessed valuations of taxable property increased in each of the county’s eight school districts ranging from \$9,766,700 in Wilson Area to \$163,652,800 in the Northampton County portion of Bethlehem Area. Other sizable dollar increases were recorded in the Northampton County portion of Easton Area (\$99,934,200), Nazareth Area (\$82,852,700), and Northampton Area (\$79,186,200). Proportionate increases in assessed valuations during the period 1995 to 2000 ranged from 3.4 percent in Wilson Area to 15.1 percent in Nazareth Area.

School district assessed valuations for the year 2000 range from \$274,535,700 in Pen Argyl Area to \$1,831,721,000 in the Northampton County portion of Bethlehem Area; in 1995 the valuations ranged from \$251,242,200 in Pen Argyl Area to \$1,668,068,200 in the Northampton County portion of Bethlehem Area. (See Table 3.)

The county’s predetermined assessment ratio for 2000, 1999, and 1995 is 50 percent of market value. The Common Level Ratio of assessed values to selling prices as determined by the State Tax Equalization Board (STEB) was 53.8 percent in 1995 and 48.5 percent in 1999 (the most recent figure available). The county most recently reassessed in 1995.

Enrollments in Northampton County’s public school districts for the 1999-2000 school year (the most recent readily available figures) were up by 0.3 percent over the prior year and by 7.0 percent from five years earlier—the 1994-95 school year. For the one-year period,

Table 3

Change in School District Assessed Valuations—2000

School District	2000	Change 1999 to 2000		Change 1995 to 2000	
	Assessed Valuation	\$	%	\$	%
Bangor Area	\$ 428,426,600	\$ 4,322,300	1.0%	\$ 19,743,900	4.8%
Bethlehem Area ^{1/}	1,831,721,000	32,489,600	1.8	163,652,800	9.8
Easton Area ^{1/}	1,096,918,200	21,169,700	2.0	99,934,200	10.0
Nazareth Area	632,563,900	7,450,600	1.2	82,852,700	15.1
Northampton Area	860,846,900	10,128,200	1.2	79,186,200	10.1
Pen Argyl Area	274,535,700	54,100	<0.1	23,293,500	9.3
Saucon Valley	450,850,200	19,194,000	4.4	57,729,200	14.7
Wilson Area	294,049,500	-1,013,600	-0.3	9,766,700	3.4

^{1/} Includes Northampton County portion only

enrollments increased in four of the county's eight districts. Saucon Valley rose the greatest (3.9 percent) followed by Wilson Area (2.0 percent). The largest of the four decreases were recorded in Northampton Area (2.4 percent) and Pen Argyl Area (1.6 percent).

Seven of the county's eight districts had higher enrollments in 1999-2000 than in 1994-95. During the five-year period, the largest increases occurred in Nazareth Area (12.3 percent) and Saucon Valley (9.7 percent). The sole decrease in enrollments for the five year period occurred in Northampton Area (2.3 percent). (See Table 4.)

Table 4

Change in Total Enrollments by School District—2000

School District	1999-2000 Enrollment	Change 1998-99 to 1999-2000		Change 1994-95 to 1999-2000	
		Pupils	%	Pupils	%
Bangor Area	3,335	8	0.2%	179	5.7%
Bethlehem Area	14,132	164	1.2	1,127	8.7
Easton Area	7,890	-22	-0.3	602	8.3
Nazareth Area	4,025	-8	-0.2	442	12.3
Northampton Area	5,495	-134	-2.4	-132	-2.3
Pen Argyl Area	1,891	-30	-1.6	109	6.1
Saucon Valley	2,197	82	3.9	194	9.7
Wilson Area	<u>2,306</u>	<u>46</u>	2.0	<u>162</u>	7.6
Total	41,271	106	0.3%	2,683	7.0%

Combined county, municipal, and school district real estate tax millages were higher in the year 2000 than in 1999 in all 38 county municipalities as a result of millage increases in eight school districts and three municipalities. The increases in total millage ranged from 0.4 mill in Upper Mt. Bethel Township to 4.9 mills in Stockertown Borough. Combined county, municipal, and school district real estate tax millages were higher in 2000 than in 1995 in all county municipalities. The increases in total millage during the five-year period ranged from 2.52 mills in Plainfield Township to 18.47 mills in Walnutport Borough. (See Exhibit I.)

The combined year 2000 real estate tax levy for the eight school districts, Northampton County, Bethlehem and Easton cities, and the 36 boroughs and townships totals \$268,123,846, which is \$14,101,926 or 5.6 percent higher than in 1999 and \$66,755,295 or 33.2 percent higher than in 1995. Of the overall net increase in the real estate tax levy since last year, the school districts represent 96.2 percent; the county, 0.1 percent; and the boroughs and townships, 4.0 percent. The cities' share decreased. Of the increase since 1995, the school districts represent 82.4 percent; the county, 10.8 percent; the cities, 1.3 percent; and the boroughs and townships, 5.5 percent.

In 1995 the school districts represented 68.4 percent of the total amount of real estate taxes levied in Northampton County; the county government, 15.1 percent; the cities, 8.6 percent; and the boroughs and townships, 7.9 percent. By 2000 the school districts' share of the total amount of real estate taxes levied in Northampton County had increased to 72.0 percent; the county government's share had decreased to 14.0 percent; the cities' share had decreased to 6.8 percent; and the boroughs' and townships' portion of the real estate taxes levied in the county had been reduced to 7.2 percent. (See Table 5.)

Table 5

Change in Combined School District, County, City, Borough, and Township
Gross Real Estate Tax Levies—2000

	Gross Real Estate Tax Levy				Change 1999 to 2000		Change 1995 to 2000	
	2000	2000 % of Total	1999	1995	\$	% of Total	\$	% of Total
County	\$ 37,545,999	14.0%	14.8%	15.1%	\$ 8,288	0.1%	\$ 7,196,713	10.8%
School Districts	192,849,798	72.0	70.6	68.4	13,575,585	96.2	55,041,837	82.4
Cities	18,214,149	6.8	7.2	8.6	-47,581	-0.3	843,443	1.3
Boros. & Twps.	<u>19,513,900</u>	<u>7.2</u>	<u>7.4</u>	<u>7.9</u>	<u>565,634</u>	<u>4.0</u>	<u>3,673,302</u>	<u>5.5</u>
Total	\$268,123,846	100.0%	100.0%	100.0%	\$14,101,926	100.0%	\$66,755,295	100.0%

The total county, school district, and municipal real estate tax levy for individual municipalities in the year 2000 ranges from \$124,380 in Chapman Borough to \$52,681,607 in Bethlehem City. Increases in the combined tax levy between 1999 and 2000 occurred in 35 of the 36 county municipalities which are part of a Northampton County school district and, on a proportionate basis, ranged from 0.1 percent in Glendon Borough to 24.7 percent in Portland Borough. The

combined tax levy in West Easton Borough for the year 2000 decreased by 0.9 percent from last year. Between 1995 and 2000 increases in the combined levy were recorded in all but one of the county municipalities which are part of a Northampton County school district and ranged from 8.9 percent in West Easton Borough to 68.1 percent in Lower Saucon Township. The sole decrease in combined real estate tax levy between 1995 and 2000 was recorded in Stockertown Borough—66.5 percent. (See Exhibit II.)

In addition to the general purpose and municipal-wide special purpose real estate taxes mentioned above, some municipalities may levy special purpose real estate taxes only in selected areas of the jurisdiction for such services as street lighting and fire hydrants. These are not included in this study, nor are service fees which may be charged for garbage collection, sewage collection and treatment, and so forth. For example, eight Northampton County municipalities reported annual garbage collection fees in the year 2000 ranging from \$104 to \$180 per household. Also, various nonproperty taxes, particularly those levied under Act 511 (earned income, per capita, occupational privilege, real estate transfer, amusement, mercantile, and business privilege), are widely used by Northampton County's school districts and municipalities. **During the period under review some jurisdictions may have imposed for the first time or may have changed nonproperty tax rates, service fees, or special purpose real estate taxes.**

The foregoing narrative and tables and the exhibits which follow are designed primarily to identify changes since last year and during the most recent five-year period in the real estate tax levies, tax rates, and assessed valuations of the county's school districts. No valid comparison of tax burden among jurisdictions can be made without a detailed analysis of the quantity and quality of services and programs provided; capital projects underway or recently completed; the relative role of state funding in financing school district operations; the use of nonproperty taxes and special fees and charges, if any; and, in the case of counties and municipalities, the role of any government-operated utilities.

The Pennsylvania Economy League is a 64-year old nonprofit, nonpartisan organization which serves as an active agent of change for the increased effectiveness of state government, and also for the adoption of state policies and programs which will improve the state's economy and encourage economic development in order to improve the quality of life for the citizens of Pennsylvania. At the local level PEL works to improve government by bringing about the sound financing and the most cost-effective delivery of necessary public services. To these ends, PEL encourages and assists officials of Pennsylvania's state and local governments in formulating and implementing sound policies and practices through its program of professional and unbiased research in government finance and management. PEL's efforts are made possible by the voluntary tax deductible memberships of more than 1,000 individuals, businesses, institutions, and associations in Northampton County and throughout Pennsylvania.

EXHIBIT I

FOOTNOTES

- ◆ First Class Township
- OP/ Optional Plan Municipality
- 1/ Includes the county's real estate tax rate of 6.3 mills.
- 2/ Reflects a 0.1 mill or 1.6 percent decrease in the county's real estate tax rate.
- 3/ Includes a net increase of 0.7 mill or 12.5 percent in the county's real estate tax.
- 4/ The part situated in the Bethlehem Area School District.
- 5/ The part situated in the Saucon Valley School District.
- 6/ Portions of the municipality are part of another school district and may have a different real estate tax rate.
- 7/ The part situated in the Easton Area School District.
- 8/ The part situated in the Bangor Area School District.

SOURCE: County, Municipalities, and School Districts

EXHIBIT II

FOOTNOTES

- ◆ First Class Township
- OP/ Optional Plan Municipality
- 1/ Gross tax levies for 1995, 1999, and 2000 are based on certified municipal assessments at a predetermined 100 percent assessment ratio. The Common Level Ratio of assessed values to selling price as determined by the State Tax Equalization Board (STEB) was 53.8 percent in 1995 and 48.5 percent in 1999 (the most recent figure available). The gross real estate tax levy is the potential tax yield based on the millage and the certified taxable valuations; it is not necessarily the amount of real estate tax revenue budgeted by a jurisdiction or the amount which it expects to receive.
- 2/ Includes Northampton County municipalities and school districts only.
- 3/ Portions of the municipality are part of another school district.

EXHIBIT I
Northampton County
Municipal, School, and County Real Estate Tax Rates—2000

Municipalities	Year 2000 Millages			Change 1999 to 2000						Change 1995 to 2000					
	Municipal	School		Municipal		School District		Total ^{2/}		Municipal		School District		Total ^{3/}	
		District	Total ^{1/}	Mills	%	Mills	%	Mills	%	Mills	%	Mills	%	Mills	%
CITIES:															
Bethlehem ^{4/}	10.90	28.07	45.27	—	—	1.93	7.4	1.83	4.2	0.40	3.8	6.23	28.5	7.33	19.3
Bethlehem ^{5/}	10.90	32.56	49.76	—	—	2.94	9.9	2.84	6.1	0.40	3.8	11.23	52.6	12.33	32.9
Easton ^{6/}	12.00	32.34	50.64	—	—	1.81	5.9	1.71	3.5	1.00	9.1	7.91	32.4	9.61	23.4
BOROUGHS:															
Bangor	10.50	34.60	51.40	—	—	1.00	3.0	0.90	1.8	2.75	35.5	8.10	30.6	11.55	29.0
Bath	7.00	26.74	40.04	—	—	1.00	3.9	0.90	2.3	0.24	3.6	3.91	17.1	4.85	13.8
Chapman	0.50	26.74	33.54	—	—	1.00	3.9	0.90	2.8	0.11	28.2	3.91	17.1	4.72	16.4
East Bangor	9.50	34.60	50.40	—	—	1.00	3.0	0.90	1.8	1.50	18.8	8.10	30.6	10.30	25.7
Freemansburg	9.26	28.07	43.63	—	—	1.93	7.4	1.83	4.4	0.50	5.7	6.23	28.5	7.43	20.5
Glendon	4.75	32.20	43.25	—	—	1.50	4.9	1.40	3.3	—	—	4.30	15.4	5.00	13.1
Hellertown	8.60	32.56	47.46	—	—	2.94	9.9	2.84	6.4	—	—	11.23	52.6	11.93	33.6
Nazareth	7.20	34.60	48.10	—	—	1.75	5.3	1.65	3.6	1.00	16.1	8.22	31.2	9.92	26.0
Northampton	5.91	26.74	38.95	0.60	11.3	1.00	3.9	1.50	4.0	1.60	37.1	3.91	17.1	6.21	19.0
North Catasauqua	8.01	25.03	39.34	—	—	1.50	6.4	1.40	3.7	0.93	13.1	1.25	5.3	2.88	7.9
Pen Argyl	4.90	27.84	39.04	—	—	1.04	3.9	0.94	2.5	—	—	2.09	8.1	2.79	7.7
Portland	9.32	34.60	50.22	—	—	1.00	3.0	0.90	1.8	2.13	29.6	8.10	30.6	10.93	27.8
Roseto	4.40	34.60	45.30	—	—	1.00	3.0	0.90	2.0	0.40	10.0	8.10	30.6	9.20	25.5
Stockertown	9.50	34.60	50.40	3.25	52.0	1.75	5.3	4.90	10.8	5.75	153.3	8.22	31.2	14.67	41.1
Tatamy	8.50	34.60	49.40	—	—	1.75	5.3	1.65	3.5	3.80	80.9	8.22	31.2	12.72	34.7
Walnutport	9.50	38.80	54.60	—	—	2.50	6.9	2.40	4.6	1.80	23.4	15.97	70.0	18.47	51.1
West Easton	3.50	32.20	42.00	—	—	1.50	4.9	1.40	3.4	—	—	4.30	15.4	5.00	13.5
Wilson	7.65	32.20	46.15	—	—	1.50	4.9	1.40	3.1	2.00	35.4	4.30	15.4	7.00	17.9
Wind Gap	4.25	27.84	38.39	0.55	14.9	1.04	3.9	1.49	4.0	0.55	14.9	2.09	8.1	3.34	9.5
TOWNSHIPS:															
Allen	3.75	26.74	36.79	—	—	1.00	3.9	0.90	2.5	1.73	85.6	3.91	17.1	6.34	20.8
Bethlehem [♦]	4.74	28.07	39.11	—	—	1.93	7.4	1.83	4.9	—	—	6.23	28.5	6.93	21.5
Bushkill	2.26	34.60	43.16	—	—	1.75	5.3	1.65	4.0	—	—	8.22	31.2	8.92	26.1
East Allen	2.14	26.74	35.18	—	—	1.00	3.9	0.90	2.6	—	—	3.91	17.1	4.61	15.1
Forks	4.60	32.34	43.24	—	—	1.81	5.9	1.71	4.1	0.21	4.8	7.91	32.4	8.82	25.6
Hanover	4.25	28.07	38.62	—	—	1.93	7.4	1.83	5.0	—	—	6.23	28.5	6.93	21.9
Lehigh	1.81	26.74	34.85	—	—	1.00	3.9	0.90	2.7	—	—	3.91	17.1	4.61	15.2
Lower Mt. Bethel ^{7/}	3.10	32.34	41.74	—	—	1.81	5.9	1.71	4.3	0.50	19.2	7.91	32.4	9.11	27.9
Lower Mt. Bethel ^{8/}	3.10	34.60	44.00	—	—	1.00	3.0	0.90	2.1	0.50	19.2	8.10	30.6	9.30	26.8
Lower Nazareth	2.25	34.60	43.15	—	—	1.75	5.3	1.65	4.0	0.93	70.5	8.22	31.2	9.85	29.6
Lower Saucon ^{OP/}	3.14	32.56	42.00	—	—	2.94	9.9	2.84	7.3	—	—	11.23	52.6	11.93	39.7
Moore	0.77	26.74	33.81	—	—	1.00	3.9	0.90	2.7	—	—	3.91	17.1	4.61	15.8
Palmer ^{9/}	4.50	32.34	43.14	—	—	1.81	5.9	1.71	4.1	0.60	15.4	7.91	32.4	9.21	27.1
Plainfield	1.00	27.84	35.14	—	—	1.04	3.9	0.94	2.7	-0.27	-21.3	2.09	8.1	2.52	7.7
Upper Mt. Bethel	2.00	34.60	42.90	-0.50	-20.0	1.00	3.0	0.40	0.9	-1.50	-42.9	8.10	30.6	7.30	20.5
Upper Nazareth	2.00	34.60	42.90	—	—	1.75	5.3	1.65	4.0	—	—	8.22	31.2	8.92	26.3
Washington	1.76	34.60	42.66	—	—	1.00	3.0	0.90	2.2	—	—	8.10	30.6	8.80	26.0
Williams	1.25	32.20	39.75	—	—	1.50	4.9	1.40	3.7	—	—	4.30	15.4	5.00	14.4

See Footnotes on Last Page.

EXHIBIT II
Northampton County

County, Municipal, and School District Gross Real Estate Tax Levies—2000 ^{1/}

Municipalities Arranged by School District ^{2/}	Year 2000 Gross Real Estate Tax Levies				Percentage Change 1999 to 2000				Percentage Change 1995 to 2000			
	County	Municipal	S.D.	Total	County	Municipal	S.D.	Total	County	Municipal	S.D.	Total
	\$	\$	\$	\$	%	%	%	%	%	%	%	%
<u>Bangor Area</u>												
Bangor Borough	531,602	886,003	2,919,590	4,337,195	-1.4	0.2	3.1	1.9	13.7	37.0	32.0	30.4
East Bangor Borough	90,646	136,688	497,832	725,166	-0.8	0.8	3.8	2.6	12.9	19.2	31.1	26.2
Portland Borough	80,939	119,738	444,520	645,197	20.5	22.4	26.1	24.7	37.1	57.9	59.1	55.7
Roseto Borough	181,162	126,526	994,954	1,302,642	-1.2	0.3	3.3	2.4	15.5	13.0	34.1	28.9
Lower Mt. Bethel Township ^{3/}	313,561	154,292	1,722,097	2,189,950	-2.1	-0.5	2.5	1.6	20.2	27.4	39.6	35.5
Upper Mt. Bethel Township	883,747	280,555	4,853,595	6,017,897	-0.4	-19.0	4.2	2.2	18.3	-39.9	37.2	26.7
Washington Township	617,432	172,489	3,390,973	4,180,894	-1.4	0.2	3.2	2.4	19.4	6.2	38.6	33.8
<u>Bethlehem Area</u>												
Bethlehem City ^{3/}	5,327,420	9,217,283	23,736,618	38,281,321	-2.0	-0.4	6.9	3.7	12.0	3.4	28.0	18.8
Freemansburg Borough	189,093	277,936	842,513	1,309,542	-1.0	0.5	7.9	4.9	14.1	7.2	30.3	22.2
Bethlehem Township [♦]	3,683,643	2,771,503	16,412,678	22,867,824	4.3	6.0	13.8	11.2	35.9	20.8	55.2	46.8
Hanover Township	2,339,686	1,578,359	10,424,600	14,342,645	-0.7	0.9	8.3	5.9	36.9	21.7	56.4	48.3
<u>Easton Area</u>												
Easton City ^{4/}	2,138,236	4,072,830	10,976,277	17,187,343	-1.8	-0.2	5.7	3.3	11.3	7.9	30.9	22.1
Forks Township	1,655,997	1,209,141	8,500,786	11,365,924	3.1	4.7	10.9	9.0	35.6	26.3	59.6	51.5
Lower Mt. Bethel Township ^{3/}	152,311	74,947	781,865	1,009,123	-2.0	-0.4	5.5	3.8	14.3	21.1	34.5	30.0
Palmer Township ^{3/}	2,964,040	2,117,172	15,215,407	20,296,619	0.6	2.2	8.3	6.5	28.5	31.8	51.2	45.2
<u>Nazareth Area</u>												
Nazareth Borough	719,457	822,237	3,951,306	5,493,000	-1.5	0.1	5.4	3.6	13.8	17.4	32.6	27.4
Stockertown Borough	12,175	65,871	65,820	143,866	-1.5	5.4	5.3	4.7	-80.7	41.7	-79.4	-66.5
Tatamy Borough	151,070	227,804	829,687	1,208,561	0.8	55.6	7.8	13.4	22.9	176.7	43.3	54.1
Bushkill Township	118,405	159,752	650,286	928,443	-0.7	0.9	6.3	4.4	15.3	85.4	34.4	38.0
Lower Nazareth Township	1,139,850	408,899	6,260,130	7,808,879	0.1	1.7	7.1	5.7	29.5	15.1	51.0	45.1
Palmer Township ^{3/}	1,289,726	460,616	7,083,257	8,833,599	-1.2	0.3	5.7	4.3	42.3	115.5	65.9	63.9
Upper Nazareth Township	554,650	176,079	3,046,174	3,776,903	1.9	3.5	9.0	7.6	31.1	16.5	52.8	47.1
<u>Northampton Area</u>												
Bath Borough	294,868	327,632	1,251,552	1,874,052	3.5	5.1	9.2	7.6	32.6	22.0	38.0	34.1
Chapman Borough	23,363	1,854	99,163	124,380	-1.6	—	3.9	2.8	18.4	34.8	23.2	22.4
Northampton Borough	1,147,439	1,076,407	4,870,242	7,094,088	-0.5	12.5	5.0	5.1	24.1	51.3	29.2	31.3
Allen Township	422,547	251,516	1,793,479	2,467,542	-0.3	1.3	5.2	3.8	27.4	110.2	32.6	36.8
East Allen Township	868,348	294,963	3,685,654	4,848,965	<0.1	1.6	5.6	4.3	22.8	9.2	27.9	25.7
Lehigh Township	1,413,856	406,203	6,001,034	7,821,093	-0.3	1.3	5.3	4.0	22.1	8.5	27.1	25.0
Moore Township	1,252,914	153,134	5,317,923	6,723,971	-1.6	<-0.1	3.9	2.7	23.6	9.9	28.7	27.2
<u>Pen Argyl Area</u>												
Pen Argyl Borough	386,006	300,227	1,705,779	2,392,012	-1.4	0.1	4.0	2.6	14.6	1.9	10.1	9.7
Wind Gap Borough	371,088	250,337	1,639,857	2,261,282	-1.0	15.5	4.4	4.6	28.5	31.2	23.5	25.1
Plainfield Township	972,481	154,362	4,297,438	5,424,281	-1.8	-0.2	3.7	2.5	24.5	-12.9	19.6	19.2
<u>Saucon Valley</u>												
Bethlehem City ^{3/}	34,651	59,951	179,083	273,685	-1.9	-0.3	9.6	5.7	17.3	8.2	59.1	38.6
Hellertown Borough	746,009	1,018,361	3,855,563	5,619,933	-1.2	0.3	10.3	6.7	14.7	2.0	55.6	36.2
Lower Saucon Township ^{OP/}	2,059,697	1,026,579	10,645,036	13,731,312	4.4	6.1	16.6	13.8	35.4	20.3	83.7	68.1
<u>Wilson Area</u>												
Easton City ^{3/}	7,727	14,718	39,493	61,938	-1.6	—	4.9	2.8	34.6	30.5	38.1	35.8
Glendon Borough	62,555	47,164	319,723	429,442	-4.7	-3.2	1.6	0.1	26.2	12.2	29.5	26.9
West Easton Borough	139,246	77,359	711,701	928,306	-5.7	-4.2	0.5	-0.9	7.9	-4.1	10.7	8.9
Wilson Borough	842,228	1,022,706	4,304,721	6,169,655	-2.4	-0.9	4.0	2.2	10.1	32.5	12.9	15.4
Williams Township	800,756	158,880	4,092,755	5,052,391	-0.4	1.2	6.1	4.8	24.6	10.8	27.8	26.7

See Footnotes on Last Page.

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